

Hi,

I have really great tenants and I believe most of them will be able to afford to pay me rent in the coming weeks. But I have the same concerns as was mentioned:

- **Not all tenants need help.** While many have been temporarily suspended from working, many are working from home, or have resources available to help them weather the storm. **There needs to be some sort of needs test to determine whether the inability to pay rent is related to Covid-19 or not. Tenants should have to provide some sort of documentation from their employer that there is no work available, and that unemployment benefits for the household do not meet their needs for food, shelter and utilities.** Gathering this data could also provide much needed information to the state regarding impacted communities. This could help inform future planning for unexpected crises that will undoubtedly come our way.
- Other pressing issues for some landlords are current pending notices for **bad behavior by tenants, or termination notices issued prior to this time.** Can these evictions still be processed and executed, or do landlords have to sit tight while the tenant continues to damage the property, disturb the quiet enjoyment of the neighbors, and even commit criminal acts while being protected from eviction? Also, under current law, once a notice of termination has expired, if the landlord accepts rent for any period beyond the termination date, they waive their right to terminate on that notice. With the implementation of SB 608 and the subsequent restrictions on termination of tenancy after the first year, a landlord could get into a real bind. Can waiver rules be temporarily suspended due to this crisis allowing landlords to accept rent, but still keep their notice valid?

Thank you for addressing these issues head on.

Kathleen Verani

Landlord in Eugene, OR

--

Kathleen Lee Verani
415 407 2918